BOARD OF ARCHITECTURAL REVIEW

MINUTES

March 19, 2015

The Board of Architectural Review met in regular session in the Vienna Town Hall, 127 Center Street, South Vienna, Virginia, with Shirley Damon presiding as Chair. The following members were present: Roy Baldwin, Laine Hyde, Michael Cheselka, and Paul Layer. Staff members Michael D'Orazio Planner for the Department of Planning & Zoning, and Jennifer Murphy, Board Clerk are present.

ROLL CALL:

Ms. Murphy called roll. All members are present.

MEETING MINUTES:

Mr. Layer made a motion that the meeting minutes from the February 19, 2015 meeting be approved as submitted.

Motion: Layer Second: Baldwin Approved: 4-0-1

Abstain: Damon

ITEM NO. 1:

Request for approval of signage for Istanbul Blue Restaurant, located at 523 Maple Avenue West, (Docket No. BAR-18-15), in the C-1 Local Commercial zoning district; filed by Ismet Gezgec of Istanbul Blue Restaurant.

Janet Provencal and Ismet Gezgec owners were present representing the application. Ms. Provencal stated that they are requesting approval for signage for their new business. She noted that the upper level façade sign will read *Mediterranean Turkish Restaurant*. The lower façade sign will read *Istanbul Blue*, which is the name of the restaurant.

Chairwoman Damon asked if the colors will match to the colors that have been used on the rest of the shopping center. Ms. Provencal answered yes.

Mr. Baldwin stated that the sign request is fine. He noted that the sign reading *Mediterranean Turkish Restaurant* seemed redundant. Ms. Provencal agreed, stating that they had considered that as well but that was after they submitted their application. Additional discussion followed.

Mr. Cheselka asked if the application calls for the addition of new sign boxes on the building. Ms. Provencal answered no. They are only changing out the sign panels. She noted that the sign boxes, colors, and lighting will remain the same.

Mr. Layer asked if they intend to offer Turkish and Mediterranean food. Ms. Provencal answered yes. Mr. Layer noted that although Turkey is a country that adjoins the Mediterranean region Mediterranean food style is very different from Turkish food. He stated that if they want both then both Mediterranean and Turkish food should be noted. Ms. Provencal agreed, thanking Mr. Layer for his comments.

There being no further discussion a motion was in order.

Mr. Layer made a motion that the request for approval of signage for Istanbul Blue Restaurant, located at 523 Maple Avenue West, (Docket No. BAR-18-15) be approved as submitted.

Motion: Layer Second: Hyde Approved: 5-0

ITEM NO. 2:

Request for approval of exterior improvements for Executive Center, located at 420-450 Maple Avenue East, (Docket No. BAR-17-15), in the C-1 Local Commercial zoning district; filed by Sam Khorshide, AIA of District Design, Inc.

Sam Khorshide, AIA with District Design, Inc. and representing the application stepped forward to speak. Mr. Khorshide stated that his client apologizes for installing the fence prior to obtaining board approval. A lot of people were parking in front of their building and walking next door to the new restaurants. It was at that time that they decided that a fence should be installed immediately to protect the parking area for their tenants.

Ms. Hyde understood the owner's concern, stating that she has had issues finding parking at the neighboring lot. She did not have any questions.

Mr. Cheselka asked if the fence is complete. Mr. Khorshide answered yes.

Mr. Baldwin asked if the fence has curbed patrons of the neighboring restaurants from parking in front of the building. Mr. Khorshide answered that it is hard to inspect. He noted that a lot of trucks had previously parked there. Their tenants complained that they could not find parking out front. They no longer receive those complaints. He assumes that they have eliminated the issue. Mr. Baldwin asked if the trucks were from construction. Mr. Khorshide answered no. The trucks appeared after the building was completed.

Mr. Baldwin stated that the fence seems inappropriate as he would not want the commercial area carved up with fences. He agreed that the owner and tenants of the subject building are entitled to the parking that they are paying for and not for the adjacent restaurant. He stated that Walgreens experienced a similar issue with Vienna Marketplace. To their credit they did not put up a fence. They were able to come to some form of understanding allowing patrons to utilize their parking. Mr. Baldwin stated that if they allow the fence to remain it may be incentive for other property owners with similar issues to do the same. They could end up with too many fences along the downtown area. He noted that under the Board's design control checklist it indicates that it is their goal in architectural design and control to prevent inappropriate, exterior design in appearance of buildings, structures, and improvements in the commercial areas that adversely affect the desirability of immediately adjacent and neighboring properties and should not impair the benefits of occupancy of existing properties in such areas or prevent the occupant use of real-estate in the Town and others.

Mr. Baldwin stated that this fence does all of these things. He asked if *No Parking* signs or signs indicating that it is only for Executive Center tenants could be installed. He stated that they could hire someone to tow away cars that parked illegally in their lot. Mr. Khorshide stated that because of the limited parking in the neighboring lot customers automatically park in their lot. Additional discussion followed.

Ms. Hyde noted that the recently adopted Maple Avenue Commercial (MAC) Zone ordinance indicates that properties that participate must consider ways to provide shared parking. That is a long term goal of the Maple Avenue Corridor. The Board has in the past allowed fences to be installed to alleviate an immediate issue that business owners are dealing with. She stated that the Money & King Funeral Home experienced the same issue when Neilson's Custard opened up next door. They installed a four foot iron fence around their lot. In the short term she can sympathize with the situation. It is their hope that, as properties develop, they will have a more acceptable solution. Additional discussion followed.

Mr. Layer stated that the proposed fence is the most desirable style of fence to an undesirable situation. It is a picket style fence that has the connotation of a wrought iron fence. It has been used extensively in urban areas. He considers it to be a very beautiful style and seems to work. He asked if there is a planting strip between the properties. Mr. Khorshide answered no.

There being no further discussion a motion was in order.

Ms. Hyde made a motion that the request for approval of exterior improvements for Executive Center, located at 420-450 Maple Avenue East, (Docket No. BAR-17-15) be approved submitted.

Motion: Hyde Second: Layer Approved: 4-1

Nay: Baldwin

ITEM NO. 3:

Request for approval of a new office building, pedestrian bridge and a parking structure for Navy Federal Credit Union, located at 1007, 1021 and 1041 Electric Avenue SE, (Docket No. BAR-19-15), in the CMP Industrial Park zoning district; filed by Jon Gissendanner of J3 Design Collective, Inc.

Jon Gissendanner of J3 Design Collective, Inc. and Stacey Purinton Facilities Manager with Navy Federal Credit Union were present representing the application. Mr. Gissendanner stated that the proposed facility measures approximately 234,000 square feet comprising of office space and an attached parking structure. They will replace the three separate buildings measuring in combination at 221,000 square feet. To date they have held two work sessions with the Board of Architectural Review. They are now presenting their final design.

Mr. Gissendanner stated that the proposed structure has three stories at the front and four stories at the back with the site sloping away from Electric Avenue. There will be an attached five level above grade parking garage having a total of six floors for parking. There will be a walled in service court located on the west side or the side that faces the W&OD Trail. It will be tucked down along the lower elevation between the building and garage. A landscape berm will be installed to limit visibility of the service court area. Most of the site's parking will be located within the parking garage; having 1,062 parking spaces within the garage. The rest of the surface parking will be located at the front along Electric Avenue.

Mr. Gissendanner stated that the project calls for a pedestrian bridge that will extend across the street to the Navy Federal Headquarters site. The building will be situated near the center of the site meeting all setback requirements and maximizing landscape buffering. The project will reduce imperviousness from seventy-four percent down to fifty-seven percent. The site is currently paved from property line to property line.

Mr. Gissendanner noted proposed landscaping, stating that there will be a dense, landscaped buffer that will run along the east and west ends or triangle tips of the lot. Those are also the ends that abut the W&OD trail and residential properties that are located within Fairfax County. The W&OD Trail side of the property primarily comprises of new landscaping. The Tysons Woods side will receive a combination of existing and new landscaping. The Electric Avenue end of the property will have all new landscaping. Stone walls will be built in various locations and will be designed to match the existing stone walls at the Navy Federal campus that is located across the street. A landscaped terrace will be located at the back of the building, which will include a combination of stone walls, paving, and trees. Trellises will be installed along the parking garage itself in three different locations. They will be located in areas where the landscaped berms will not provide enough screening. This is in particular to the Tysons Wood side of the parking garage.

Mr. Gissendanner stated that lighting fixtures will be set on low eight foot poles and on bases with full cut off fixtures. The building itself will be constructed predominantly of glass and precast concrete. Most of the precast that is on the building will be brick clad. The glass is an energy efficient product with low reflectivity and high light transmittance that is gray in color. It is a new product and is currently one of the most energy efficient products available. The spandrel panels located between floors are also gray. The aluminum will be a clear anodized aluminum. There will be a combination of vertical and horizontal sun screens. Placement of those screens is determined from solar studies of sun location at differing times of day.

Mr. Gissendanner stated that the parking garage will be a precast concrete structure comprising primarily of a darker gray concrete, a slightly lighter gray concrete, and brick clad precast panels. Vertical elements have been added in between the structural elements to break up the overall scale. Multiple grids have been provided that shift to further break up the overall scale of the garage. They have tried to lineup sunscreens with the horizontals of the window mullions in proportion and location of the horizontal reveals that are on the garage panels.

Mr. Gissendanner stated that the garage wall located closest to the Tysons Woods neighbors will be a fully enclosed wall in brick and a trellis overtop. Both brick and trellis have been provided to allot for the time that it will take for the trellis plants to grow. The garage will be as enclosed as it is allowed to be per Fairfax County building code to reduce the amount of light and noise emissions from the building.

Mr. Gissendanner stated that the pedestrian bridge will be a continuous arched steel truss painted dark gray. It will have a metal roof and stainless steel mesh for enclosure. The end of the bridge that is closest to the building will have a sculptural stair. He noted that the stair in relation to the front entrance to the building and paving accents were the result of discussions with the Board.

Chairwoman Damon thanked the applicants for meeting with the Board in work sessions and taking their suggestions and incorporating them in to their plan.

Mr. Layer stated that he has no questions, noting that he is very pleased with the design. It is a remarkable facility. He thanked the applicants for working with the Town. It was very productive. He asked if the pavement will be an asphalt pavement. Mr. Gissendanner answered yes. Mr. Layer asked if a storm water retention system will be included. Mr. Gissendanner answered yes, stating that state storm water regulations changed this year requiring the inclusion of bio retention units and swales that run down the east and west side of the building. He noted their locations on the rendering for the Board. Mr. Layer asked if there are any underground facilities. Mr. Gissendanner answered no, stating that since the impervious area has been reduced so much, they were not required to provide more than that.

Ms. Hyde stated that Navy Federal Credit Union has always been the poster child for productive work sessions. The Board appreciates their willingness to work with them.

Mr. Baldwin agreed, stating that Navy Federal Credit Union could locate their headquarters anywhere in the country and they choose to be located in the Town. He stated that the care and extent that they are willing to go to for their neighbors and the community as whole is a daily vote of confidence for the Town and Fairfax County. He had no questions and thanked the applicants for their work on the application.

There being no further discussion, a motion was in order.

Mr. Baldwin made a motion that the request for approval of a new office building, pedestrian bridge and a parking structure for Navy Federal Credit Union, located at 1007, 1021 and 1041 Electric Avenue SE, (Docket No. BAR-19-15) be approved as submitted.

Motion: Baldwin Second: Layer Approved: 5-0

NEW BUSINESS:

Ms. Provencal and Ismet Gezgec stepped forward to speak. She stated that they would like to discuss their approved sign for Item No. 1 of the agenda. Mr. Provencal stated concern that the word *Restaurant* may not have included on their freestanding sign text. They would like to make sure that it is included. Mr. Layer stated that it was included and invited the applicant forward to look over the sign rendering. A brief discussion followed.

Ms. Provencal thanked the Board for their time. There being no further discussion Ms. Provencal and Mr. Gezgec were seated.

There being no further business, the meeting adjourned at 8:42 PM.

Respectfully submitted by,

Jennifer M. Murphy

Board Clerk